



**PLANNING AND
ZONING BOARD
AGENDA**
Revised 8/19/08

PUBLIC HEARING - THURSDAY, AUGUST 21, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair
RANDY CARTER
BETH COONS

KEN SALAS
CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the September 8, 2008 City Council meeting. At that time, City Council will establish September 22, 2008, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.cityofmesa.org prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. CONSIDER THE MINUTES FROM THE JULY 15, AND JULY 17, 2008 STUDY SESSIONS AND REGULAR HEARING: ALSO CONSIDER THE MINUTES FROM THE JULY 31, 2008 SPECIAL MEETING.

CONSENT AGENDA

- B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z08-49 (District 4)** The 1600 and 1700 blocks of South Country Club Drive (east side). Located southeast of US 60 and Country Club Drive (50 +/- acres). Rezone from M-1, M-2 and C-3 to M1-PAD and Site Plan Review. This case is for a campus industrial use. Patrick Cusack, Horner Clyde/Cowley Duke/Cusack Pat Tr and John Helms, Empire Southwest LLC. owners; Dana Belknap, applicant.
STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

2. **Z08-53 (District 3)** 500 West Southern Avenue, Suite 14. Located west of Country Club Drive on the north side of Southern Avenue (976 s.f.). Council Use Permit. This case is to allow a tattoo parlor and body-piercing salon in a C-2 district. Southern Square Center, LLC, Dominic Ricciardo, owner; Thomas Middleton, applicant.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Tabled.

3. **Z08-55 (District 6)** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). District 6. Rezone from Maricopa County Rural 43 with a Special Use Permit for a Proving Grounds to City of Mesa R1-43. This request will establish City of Mesa zoning on recently annexed property. Karrin Taylor, DMB Mesa Proving Grounds, LLC, owner; City of Mesa, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

- *1. **GPMInor08-09 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road and west of Recker Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC) (22± ac). This will allow for the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to the September 18, 2008 hearing.

P&Z Recommendation: Continuance to the September 18, 2008 hearing.

- *2. **Z08-54 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road on the west of Recker Road (26± acres). Rezone from R1-90 to C-1, C-2, and PEP, and Site Plan Review. This request will allow the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to the September 18, 2008 hearing.

P&Z Recommendation: Continuance to the September 18, 2008 hearing.

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. Consider an amendment to the City of Mesa Zoning Ordinance, amending Chapter 17. The amendment revises and modifies existing definitions and requirements related to the placement of manufactured homes within recreational vehicle parks and recreational vehicle subdivisions.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE MESA GATEWAY STRATEGIC DEVELOPMENT PLAN: CONTINUED FROM THE MAY 15th, JUNE 19th AND THE JULY 17, 2008, HEARINGS.

1. Hear a presentation, review, discuss and provide a recommendation on the vision, goals, objectives, and general development guidelines proposed for the Mesa Gateway Strategic Development Plan.

STAFF PLANNER: John Wesley

Staff Recommendation: Approval.

P&Z Recommendation: Approval.

G. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING MAJOR GENERAL PLAN AMENDMENTS:

1. **GPMajor08-01 (District 6)** From Medium Density Residential (4-6 du/ac), Community Commercial, Regional Commercial, Office, Business Park, Mixed Use Employment and Mixed Use Residential (30% at 15+ du/ac) to Mixed Use/ Community for approximately 3,600 ± acres just east of the Phoenix-Gateway Airport generally bounded by Ellsworth Road to the west, Signal Butte Road to the east, Ray Road alignment to the south and Elliot Road to the north. DMB Mesa Proving Grounds (MPG) LLC, a Delaware limited liability company, Flood Control District of Maricopa County, Arizona State Land Department, owners; Grady Gammage, Jr. Esq., Gammage & Burnham PLC, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

2. **GPMajor08-02 (District 6)** From Medium Density Residential (4-6 du/ac), Community Commercial, Regional Commercial, Business Park, Mixed Use Employment and Light Industrial to Mixed Use/ Community for approximately 1,699 ± acres just east of the Phoenix-Gateway Airport generally bounded by Ellsworth Road to the west, Signal Butte Road to the east, Ray Road alignment to the north and Pecos Road to the south. Pacific Proving LLC/ Andrew Cohn, owner; Bues Gilbert PLLC/ Paul E. Gilbert, applicant.

STAFF PLANNER Joshua Mike

Staff Recommendation: Adoption.

P&Z Recommendation: Adoption.

H. REVIEW AND DISCUSS THE FOLLOWING REZONING APPLICATION:

1. **Z08-56 (District 6)** The 3600 to 5200 blocks of South Ellsworth Road (east side), the 9200 to 10800 blocks of East Elliot Road (south side), and the 3600 to 6000 blocks of the South Signal Butte Road alignment (west side). Located south of Elliot Road between Ellsworth Road and Signal Butte Road (3200± acres). District 6. Rezone from R1-43 to Planned Community District (PCD). This request will establish a Community Plan for a Mixed Use Community. Karrin Taylor, DMB Mesa Proving Grounds, LLC, owner/applicant.

STAFF PLANNER: Tom Ellsworth

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.cityofmesa.org

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